

**TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM**

Property ID: R32602

Property Information

property address: S TEXAS AVE

legal description: MEADOWBROOK, LOT 67

owner name/address: CREEL, LANELL D

ATTN: BILLY RAY CREEL

1804 BLANKENSHIP DR

DERIDDER, LA 70634-4532

full business name: Kentucky Fried Chicken

land use category: commercial retail

type of business: fast food restaurant

current zoning: C2

occupancy status: occupied

lot area (square feet): 17,025

frontage along Texas Avenue (feet): 163.85

lot depth (feet): 224.1

sq. footage of building: (none listed)

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): concrete

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 45

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

